

#2

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING  
AMENDMENT TO DOWNTOWN WATERFRONT-FANEUIL HALL URBAN RENEWAL  
PLAN, NO. MASS. R-77

---

WHEREAS the Downtown Waterfront-Faneuil Hall Urban Renewal Plan, dated April 15, 1964, as heretofore amended, limits the height of a building on Parcel A-6 to 250 feet and its floor area ratio to 10; and

WHEREAS it is desirable to increase the aforesaid limits, and it is the Authority's opinion that this increase is consistent with the goals and objectives of the Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY THAT:

The Downtown Waterfront-Faneuil Hall Urban Renewal Plan be and it hereby is modified and amended by deleting on page 19 the figure "250" in the "Table of Land Use and Building Requirements," third column, entitled "Maximum Building Height," opposite site designation "A-6," and by inserting in place thereof the figure "450;" and by deleting on page 19 the figure "10" in the "Table of Land Use and Building Requirements," fourth column, entitled "Maximum Floor Area Ratio, " opposite site designation "A-6," and by inserting in place thereof the figure "14."

June 19, 1969

M E M O R A N D U M

TO: Boston Redevelopment Authority  
FROM: Hale Champion, Director  
SUBJECT: Waterfront Project, Mass. R-77  
Parcel A-6

---

SUMMARY: (1) Recommendation to Advertise for Developers.  
(2) Recommendation to Amend the Urban  
Renewal Plan.

---

1. Advertisement for Developers.

Parcel A-6 in the Waterfront Project will be available for the development of a major office building within a year. The New England Telephone and Telegraph Co. had previously expressed an interest in developing this site, but has now withdrawn. Re-use appraisals have been initiated and a disposition price for the parcel will be established in the near future.

This parcel has attracted considerable interest, and so the fairest method of disposition, as well as the one most likely to elicit the best redevelopment proposals, in my opinion, is to advertise.

I therefore recommend that Parcel A-6 be publicly advertised by adoption of the attached vote, marked #1.

2. Urban Renewal Plan Amendment

In order to accomplish the overall urban design concept for the Waterfront Project, and to meet the demands of an increased market for office space, it is now proposed that the development controls for Parcel A-6 be liberalized to permit a taller, larger building. The present controls include a height limitation of 250 feet and a maximum F.A.R. of 10, which would permit a building of about 400,000 gross square feet. Based on a thorough staff review of this matter, I now recommend a maximum height limitation of 450 feet, and a maximum F.A.R. of 14, to allow a building of approximately 750,000 gross square feet. It should be noted that some of the increased floor area is attributable to an increase in the parcel size, made possible by a reduction and relocation of the contiguous parcel, Parcel A-7.

A building of this larger size in this location is appropriate because there will be considerable open space on three

sides (Waterfront park, new Atlantic Avenue with its 100-foot wide right-of-way, and State Street, with its 80-foot wide right-of-way), and the contiguous motor hotel on Parcel A-7 will not be a tall building.

There will be no conflict with the Zoning Code, by virtue of the special F.A.R. provision respecting B-8 and B-10 districts in urban renewal areas. The zoning is B-8.

This matter has been considered by both the General Counsel and special counsel, Rudman, Pollock and Katz, and they agree that the amendment will be minor, not requiring the approval of the City Council.

I recommend that an amendment be approved, by adoption of the attached resolution, marked #2.

#1

VOTED: That the Director is hereby authorized to advertise the availability of parcel A-6 in the Waterfront Project for development.

